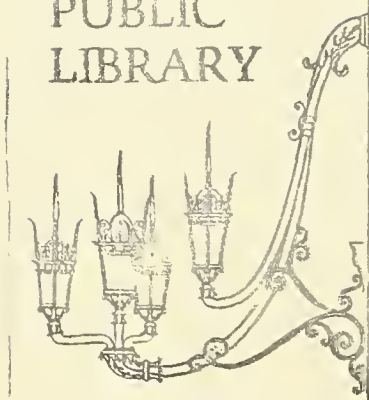


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New England Medical Center Hospitals , Inc.'s

Request for Amendment to its Master Plan

75 Kneeland Street Laboratory Renovation Project

March 5, 1993

HISTORICAL PERSPECTIVE

On March 29, 1990 the Boston Redevelopment Authority (The Authority) approved the NEMCH's Master Plan. (A copy of this Master Plan is attached as exhibit 1). This approval was conditional upon 1) The satisfactory completion of an institutional Transportation Plan, which plan was approved by the South Cove/Chinatown Neighborhood Council (CNC) at its August 17, 1992 meeting and the Boston Redevelopment Board at its September 17, 1992 meeting. 2) That the 1-C Project be subject to Article 31 A review and approval process.

From the time the Master Plan was approved, NEMCH has sought and received approval by CNC and the Authority to amend its Master Plan on two previous occasions.

- 1) The Renovation of the Seventh and Eighth floors of the Pratt Building. (Amendment approved by CNC January 1993, and by the Authority on February 29, 1993. (See exhibit 2).
- 2) The construction of its 1-C in-patient and out-patient building (Amendment approved by CNC on August 17, 1992, and by the Authority on September 17, 1993 (See exhibit 2).

RESEARCH PLAN

The remarkable growth of NEMCH's medical research programs is discussed in its Master Plan (exhibit 1, pages 42-44). NEMCH's research dollars have grown from \$13 million in research grants and contracts in 1985, to \$15 million in 1986, \$20 million in 1987, to \$25 million in 1988, and currently projected \$35 million in 1993.

Its 1990 Master Plan noted that NEMCH's interim Medical Research needs would be accommodated in approximately 80,000 square feet in the upper floors of the 1-C North and South Project, with a long term goal to creating a maximum of 250,000 sf of research capacity on NEMCH's campus (Page 51), specifically on the site of its current Farnsworth Inpatient Building. (See pages 47-54 of the Master Plan).

In the Amendment to the Master Plan, associated with NEMCH's 1-C Project Phase I, (the 1-C Amendment is attached as exhibit 3). NEMCH noted that the research/laboratory facilities originally programmed for its 1-C North and South Buildings would be housed off-site. NEMCH continues to explore research facility development

opportunities with the Authority, as a part of the Hinge Block development or other development sites outside the Chinatown Zoning District. Until the new development plans are implemented, NEMCH's positive and drastic growth of its Research programs, particularly in its Ophthalmology, Psychiatric, Medical and Surgical areas, has necessitated its leasing 45,000 sf in the 10th, 12th and 14th floors at 75 Kneeland Street. The leasing of such 45,000 square feet of space renovated in 75 Kneeland Street is well within the maximum of 250,000 square feet noted in the Master Plan and subsequently approved in the 1-C Amendment.

RATIONALE FOR THE AMENDMENT

The property of 75 Kneeland Street is an existing industrial commercial building of approximately 212,000 gross square feet. Its current tenancy is a mixture of office, light manufacturing, laboratory (Tufts), and ground floor retail and restaurant uses. The property lot is bounded by Kneeland Street on the North, Tyler Street on the West, and Hudson Street on the East. The property was built in 1928 and has been used for light manufacturing and office use throughout its history (Exhibit 4).

NEMCH proposes to lease three floors, approximately 45,000 square feet, and to renovate this space for Bio-Tech wet lab space for Ophthalmology, Psychiatry, Surgery and Medicine.

The 75 Kneeland Street Property is located in subdistrict 9, Tyler Street Special Study Area of the Chinatown Zoning District. Adjacent to this subdistrict is subdistrict 5, the Institutional District which defines NEMCH's institutional Master Plan area (Exhibit 5, City of Boston Zoning Map 1-G). Appendix B, article 43, table F, Sub-Districts/Areas, allows by right institutional uses in the Tyler Street special study area. Scientific research and teaching are allowed institutional uses under the Zoning Code. Although the contemplated laboratory use is an allowed use in the Tyler Street Special Study Area, the 75 Kneeland Street property is situated outside the NEMCH Master Plan area, thereby causing NEMCH to seek to extend or alter its "Geographic boundaries set forth in Institutional Master Plan." Accordingly, NEMCH petitions "The Authority for a map amendment altering the boundaries of its Master Plan Area" to allow for the leasing, alteration and use of 75 Kneeland Street for laboratory uses. Accordingly, NEMCH requests that this letter initiate the Master Plan Amendment process established under (subsection 43-18.2- page-19) of the Chinatown District Zoning Code.

IMPACTS OF PROJECT

In that the project is a renovation in the upper floors of an existing 14 story building, and that there will be only minor disruptions during the renovation, the proponent believes that there will be negligible traffic or environmental impact.



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EXHIBITS

- Exhibit 1 New England Medical Center Hospital Inc.'s Master Plan dated March 1990.
- Exhibit 2 Amendment to Master Plan dated February 11, 1992 Pratt expansion.
- Exhibit 3 Amendment to Master Plan dated September, 1992 1-C Project.
- Exhibit 4 Building Profile and Floor Plans.
- Exhibit 5 Boston Zoning Code Article 43, Chinatown Map 1-G.
- Exhibit 6 Appendix B to Boston Zoning Code, Article 43, Table E.

EXHIBIT 1
NEMCH MASTER PLAN
SEE ATTACHMENTS TO THIS REQUEST.

EXHIBIT 2
AMENDMENT TO MASTER PLAN
DATED FEBRUARY 11, 1992
PRATT EXPANSION

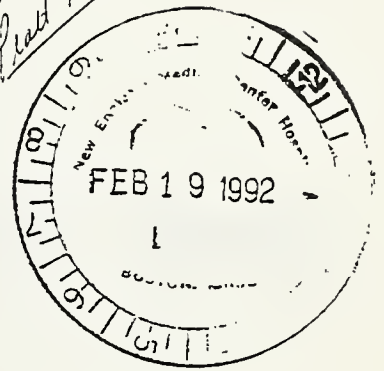
BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Stephen Coyle
Director

One City Hall Square
Boston, MA 02201
(617) 722-4300

*File
Pratt 7 & 8*



February 11, 1992

Mr. Thomas McNicholas
Commissioner
Inspectional Services Department
1010 Massachusetts Avenue
5th Floor
Boston, MA 02118

Dear Commissioner:

This is to certify that the Boston Redevelopment Authority (the "Authority") has reviewed, for the purpose of determining consistency with an approved Institutional Master Plan, the proposal and plans of the New England Medical Center Hospitals ("NEMCH") to construct a two-story, 14,000 gsf addition to NEMC's Pratt Building (the "Pratt 7 & 8 Project").

On March 29, 1990, the Authority approved NEMCH's Institutional Master Plan (the "Master Plan"). The Master Plan, as approved on that date, did not include the Pratt 7 & 8 Project. Subsequently, on January 22, 1992, the Authority approved an amendment to the Master Plan incorporating the Pratt 7 & 8 Project. The Authority's Institutional Planning and Development Department now determines that the Pratt 7 & 8 Project is consistent with the approved-as-amended Master Plan.

Sincerely

Theodore S. Chandler
Acting Director



New England
Medical Center Hospitals

Jerome H. Grossman, M.D.
President

1796 Boston Dispensary
1894 Floating Hospital for Infants and Children
1938 Pratt Diagnostic Clinic
1948 New England Center Hospital
1958 Rehabilitation Institute

The principal teaching
hospitals for Tufts University
School of Medicine

750 Washington Street
Boston, Massachusetts 02111
Telephone: (617) 956-5000

November 29, 1991

Mr. Gerard Kavanaugh
Director of Institutional Planning
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Kavanaugh:

New England Medical Center is submitting the following information as an amendment to its Master Plan, which was approved by the Chinatown Neighborhood Council and by the Boston Redevelopment Authority Board on March 29, 1990. We believe you will find these proposed revisions to be modest in nature and certainly within the scope of the approved Master Plan. In addition, the proposed revisions are in full conformance with the permanent new zoning adopted for the Chinatown district in terms of height, FAR, and use.

Pratt 7 and 8

Need for the Project: The purpose of the project is to construct two additional inpatient units on top of the existing six-story Pratt building, located on Bennet Street.

The 7th floor will house a new neurosurgical intensive care unit and increase the number of beds from 8 to 10. This new unit is needed to relieve serious overcrowding and upgrade the design of the unit. The existing neurosurgical ICU area will be used to decompress the space on the existing neurology unit.

The 8th floor will house 16 additional medical-surgical beds. The Medical Center has been experiencing very high demand for its routine beds to the extent that on numerous occasions the Medical Center has had to close admissions. The shortage of beds is a problem that must be rectified now and cannot wait four more years until the completion of 1-C.

Project Description: The new construction will add 14,000 gross square feet (7,000 gsf per

Mr. Gerard Kavanaugh
November 29, 1991
Page 2

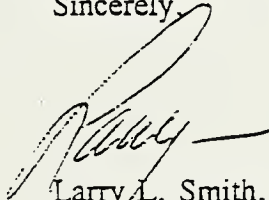
levels above ground. With the two additional floors, the height will be 125 feet, which is lower than the adjoining Proger building.

The project is in conformance with the permanent new zoning for Chinatown, will be architecturally compatible with the surrounding hospital buildings, and will not affect traffic circulation, light and/or air quality on the hospital campus or surrounding community. In sum, there are no land use or environmental impacts.

In regard to the project's consistency with the master plan, it is important to realize that the abutting Farnsworth building site had been proposed as the site for an eight story research building. The Pratt building is located even closer to the core of the Medical Center campus than Farnsworth, which runs along Harrison Avenue.

Linkage: The Medical Center proposes to provide housing contribution funds in the amount of \$70,000 and job training funds in the amount of \$14,000. The Medical Center further proposes that these funds be used for housing and job training initiatives in Chinatown.

Sincerely,



Larry L. Smith, Jr.
General Counsel

LLS/slg:\letters\p78bra.120

cc: Jerome H. Grossman, M.D.
Robert Bland
David J. Trull

**EXHIBIT 3
AMENDMENT TO MASTER PLAN
DATED SEPTEMBER 1992
1-C PROJECT**

AMENDMENTS TO THE
NEW ENGLAND MEDICAL CENTER
MASTER PLAN (1990 - 2000)

On March 29, 1990 the Boston Redevelopment Authority (the "Authority") approved the New England Medical Center Hospitals, Inc. Master Plan, conditional upon: (1) the satisfactory completion of an Institutional Transportation Plan and its subsequent approval by the BRA Board; (2) the execution of a formal Memorandum of Understanding between the Chinatown/South Cove Neighborhood Council, NEMCH, and the BRA; and (3) the requirement that all development contemplated in the Master Plan will be subject to community review and development review procedures necessitating formal BRA approval.

From the time the Master Plan was approved, New England Medical Center Hospitals, Inc.'s ("NEMCH") positive and dramatic growth in its services has caused the 1-C Project Phase 1 program and subsequent design to evolve and increase in size from that envisioned in the approved Master Plan of 1990.

To accommodate such changes, the following amendments should be made to the Master Plan.

1. Program Changes

- a) Further analysis of the clinical and patient needs of the institution, the adoption of the "hospital within a hospital, patient centered care" programs for Cancer, Cardiology and Maternity, and the need for consolidation and expansion of Ambulatory Services in 1-C South resulted in different program priorities. Consequently, the research facilities originally programmed for 1-C North and South buildings will be housed off-site in a separate facility either in the Hinge Block development or on other development sites outside the Chinatown Zoning District. (Compare 1990 Master Plan, Section 4, Page 51, "Research".) The program for Cancer, Cardiology, Maternity, and a Women's Health Center will replace the research program. The Community Hospital Unit, originally slated for the 1-C South Building, will be housed in Pratt 2 upon the completion of the 1-C North building. (Compare 1990 Master Plan, Section 4, Page 48, final paragraph.)

2. Project Changes

- a) In many respects the 1-C Project Phase 1 is similar to that approved in the 1990 Master Plan.
 - (i) The 1990 Master Plan envisioned a 1-C Project Phase 1 of two eight story buildings: North and South joined by a connector.

The current design is consistent with this original plan.

- (ii) The height of 124 feet and the FAR of 6.5 is consistent with the Chinatown Zoning Code in conjunction with the Article 31 process, which allows a maximum FAR of 8.0.
- b) The increase in project square footage from that discussed on Pages 47-48 of the 1990 Master Plan is summarized in Attachment 1 and described below.
- (i) Early in the design development of the 1-C Project Phase 1 and in subsequent reviews by the Boston Civic Design Commission and the BRA design staff, the urban design goal of creating adjacent open space was raised. In these discussions, the City recommended the demolition of the Boston Dispensary (BD) building to achieve this open space in and around the 1-C North and Atrium buildings. This decision necessitated the relocation of the current tenants into an enlarged 1-C South building, with an expanded Ambulatory Care program.
 - (ii) Second, in order to achieve another urban design and Master Plan objective -- pedestrian access -- the design concept of the Atrium evolved. The Atrium does not add patient space, but represents a positive and desirable welcoming statement of place, with coffee shops, a gift shop and waiting area open to the public, and connects Washington Street and Harrison Avenue.
 - (iii) Regarding the increase in square footage for the 1-C Project Phase 1, there was a 26,249 FAR square foot error in calculating the originally approved Master Plan floor area of 252,000 FAR square feet, which was subsequently scoped by the BRA for the DPIR/EIR. The actual square footage should have been 278,249 FAR sf. The current design and FAR square footage is 370,436 FAR. Therefore, the requested amendment to the Master Plan for the 1-C Project Phase 1 is to allow for an additional 92,187 FAR sf. It should be noted that even with this increased square footage for the 1-C Project Phase 1, the current design and FAR square footage is well within the 718,969 square footage allowed for the total Master Plan.
 - (iv) Because of the floor area increase, the total linkage payment for the project has increased from:

$$(252,000 \text{ FAR sf} - 100,000 \text{ FAR sf}) \times \$6.00 = \$912,000$$

to:

$$(370,436 \text{ FAR sf} - 100,000 \text{ FAR sf}) \times \$6.00 = \\ \$1,622,616$$

An increase of \$710,616.

- (v) Of the total \$710,616 in additional linkage, the Atrium payment is \$240,450.
- (vi) The 1-C Project Phase 1 will necessitate the demolition of the Jackson building (23,287 FAR sf) and the Boston Dispensary building (45,988) for a total net increase of 22,912 FAR sf.

3. Parking Changes

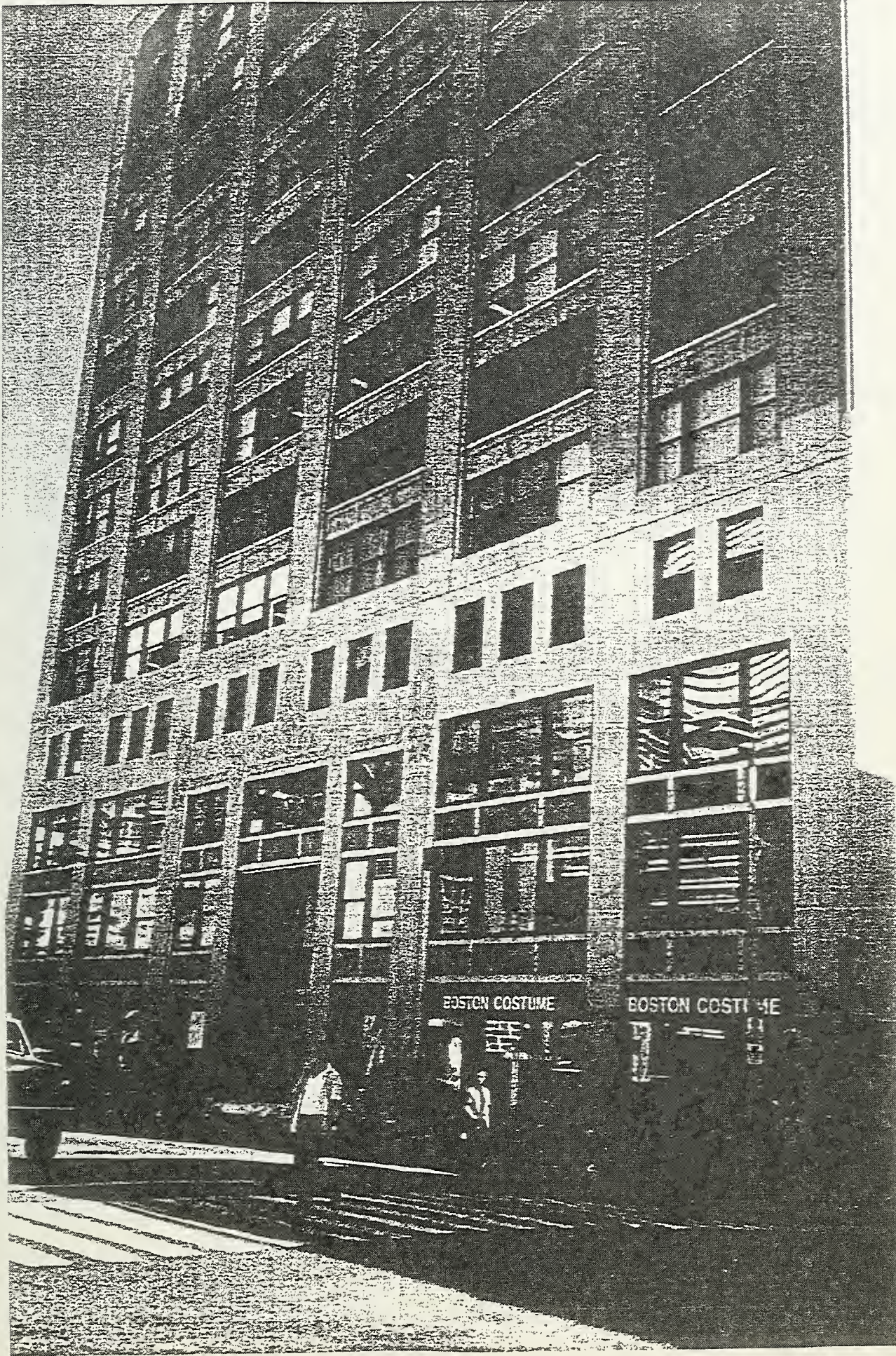
The Medical Center has been working with the City of Boston and the Boston Redevelopment Authority since 1986 to reach agreement on employee, patient, visitor, and student parking locations to meet the needs of the hospital and the Tufts medical school campus. In a 1986 study, two sites north of the Turnpike plus one site south of the Turnpike were studied. In the 1991 Master Plan Transportation Study, the expansion of the Herald Street Garage was studied but rejected as being too costly. Currently, a new employee garage on Traveler Street outside the Chinatown core area is planned. The general principle is to reserve the most convenient on-site spaces, such as the existing Tremont Street Garage, for patients and visitors, and to accommodate as much employee parking as possible in fringe locations away from residential areas.

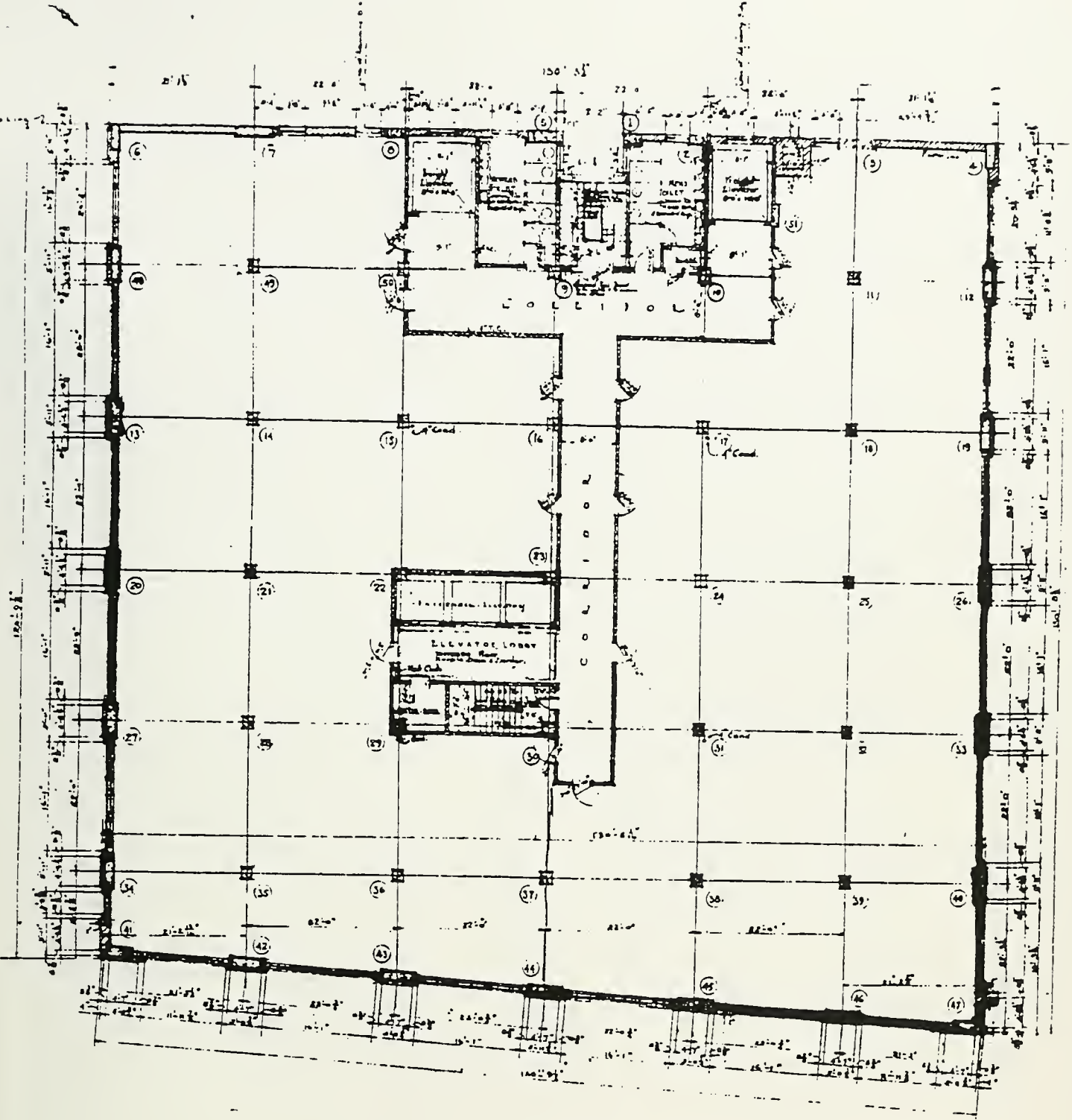
With the 1-C Project Phase 1, NEMCH is removing 220 spaces from the core Chinatown area a (60 from Washington Street Lot, 72 spaces from Oak Street Lot and 93 spaces from Parcel A). These will be moved to the Traveler Street site away from the campus. (Compare 1990 Master Plan, Section 4, Page 51, "Parking".)

4. Site Layout Changes

The Site Plan submitted with the 1990 Master Plan (Page 66, Figure 38) is amended as set forth in Attachment 2.

EXHIBIT 4
BUILDING PROFILE AND
FLOOR PLANS





TYPICAL FLOOR PLAN
SCALE 1/8" = 1'-0"
FOURTH TO TWELFTH FLOOR.

E. L. SAIDER
DRAFTER
503 KIMBALL BLDG.
BOSTON, MASS.

CON. NO.	BUILDING AT 75 HINCKLAND ST.	SHEET NO.
503	BOSTON, MASS.	4
503 KIMBALL BLDG. BOSTON, MASS.		
DRAWN BY	DATE	REVISED BY
TRACED		
CHECKED		
APPROVED		
KROKYN & BROWNE		
ARCHITECTS		
220 DEVONSHIRE ST. BOSTON, MA.		

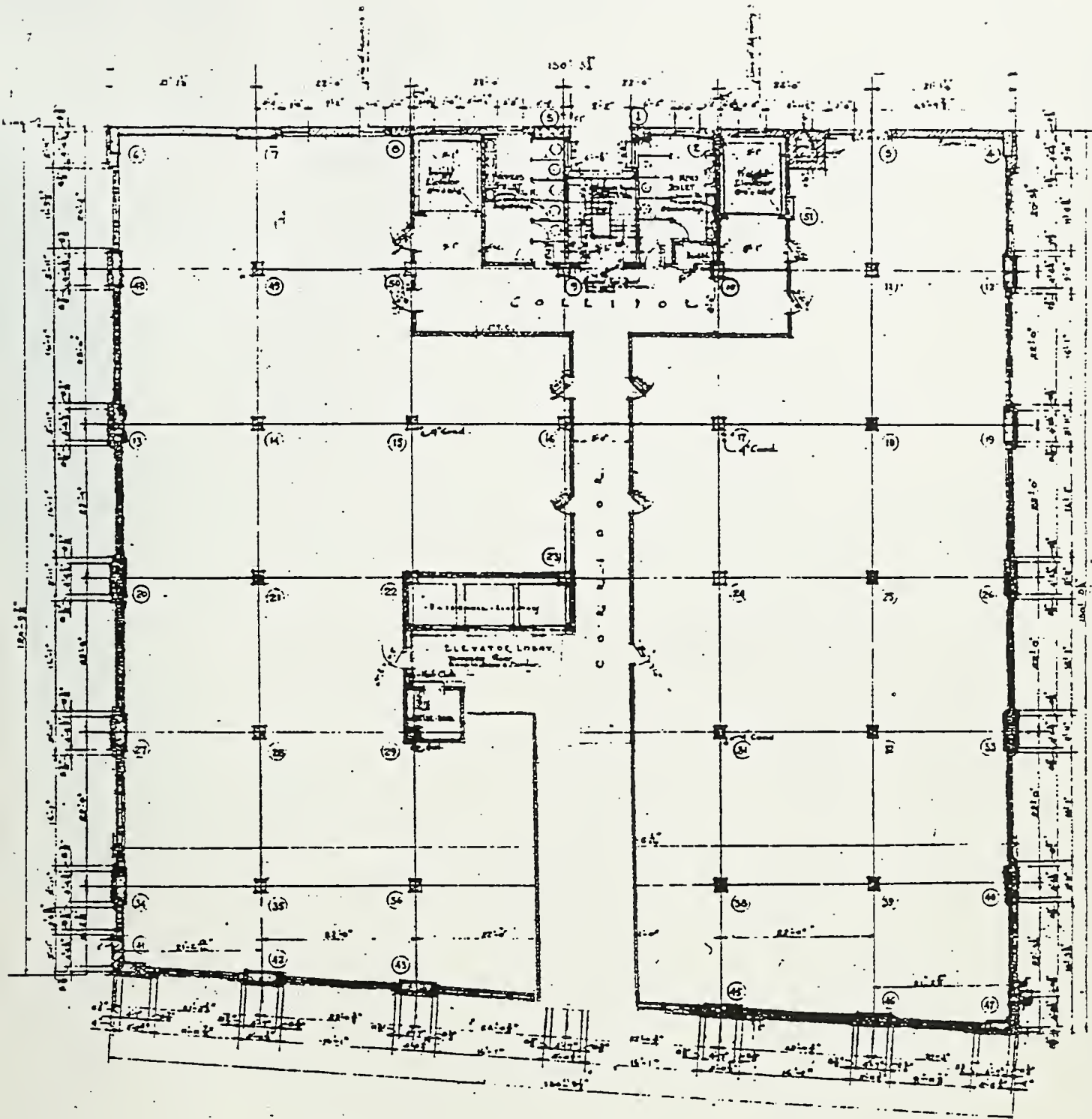


EXHIBIT 5
BOSTON ZONING CODE ARTICLE 43
CHINATOWN MAP 1-G



ZONING DISTRICTS CITY OF BOSTON
MAP 10
CHINATOWN DISTRICT
 (Supplemental to "MAP 1 BOSTON PROPER")

Scale 1" = 200'

Chinatown District is within Redlined Parking (overlays) District

Map Key	1map/4	FAD
1	Library Time Protection Area	65/100'
2	Blackfriars Protection Area	65/100'
3	Blackfriars Protection Area	65/100'
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100	Blackfriars Protection Area	65/100'

OS NC
 OS UP

See additional provisions in Article 43



EXHIBIT 6
APPENDIX B TO BOSTON ZONING CODE
ARTICLE 43, TABLE E

SUBDISTRICTS/AREAS
Uses Not Regulated by Floor

	Historic Chinatown	Commercial Chinatown, Liberty Tree, Beach/Knapp	Residential Chinatown	Institu- tional	Tyler Street Special Study	Turnpike Special Study	Gateway Special Study
Adult Entertainment	F	A++	F	F	F	F	F
Day Care	A	A	A	A	A	A	A
Entertainment Uses	C	A	F	C	C	C	A
Group Care Residential-Limited	A	A	A	A	A	A	A
Group Care Residential-General	C	C	C	C	C	C	C
Hotel, Motel Uses	C	C	F	C	C	C	C
Institutional Uses	F	F	F	A+++	A+++	C+++	C+++
Light Manufacturing	F	C	F	F	F	C	C
Open Space	A	A	A	A	A	A	A
Private Club Uses Only	C	C	C	C	C	C	C
Public Service Uses	C	C	C	C	C	C	C
Religious Uses	A	A	A	A	A	A	A
Residential Uses	A	A	A	A	A	A	A
Residential Conversion	C	C	C	C	C	C	C

TABLE F - Continued

	Historic <u>Chinatown</u>	Commercial Chinatown, Liberty Tree, Beach/Knapp	Residential <u>Chinatown</u>	Institu- tional	Tyler Street <u>Special Study</u>	Turnpike <u>Special Study</u>	Gateway <u>Special Study</u>
Restaurant Small*	A	A	C	A	A	A	A
Large**	C	A	C	A	A	C	A
Special Service Uses	C	C	F	C	C	C	C
Supermarket	C	C	C	C	C	C	C
Theater Conversion	A	C	A	A	A	A	A
Transportation Uses	F	F	F	F	F	F	C
Vehicular Uses	F	F	F	F	F	F	C
Wholesale Uses	C	C	C	C	C	C	A

"A" Allowed; "C" Conditional; "F" Forbidden.

* Total gross floor area not more than 4,000 square feet per use.

** Total gross floor area exceeding 4,000 square feet per use.

+ + Adult Entertainment Uses shall be allowed only within the Adult Entertainment District, established pursuant to Section 3-1A by Map Amendment No. 130.

+ + + A Proposed Project which includes one or more Institutional Uses is subject to the provisions of Section 43-18.

